

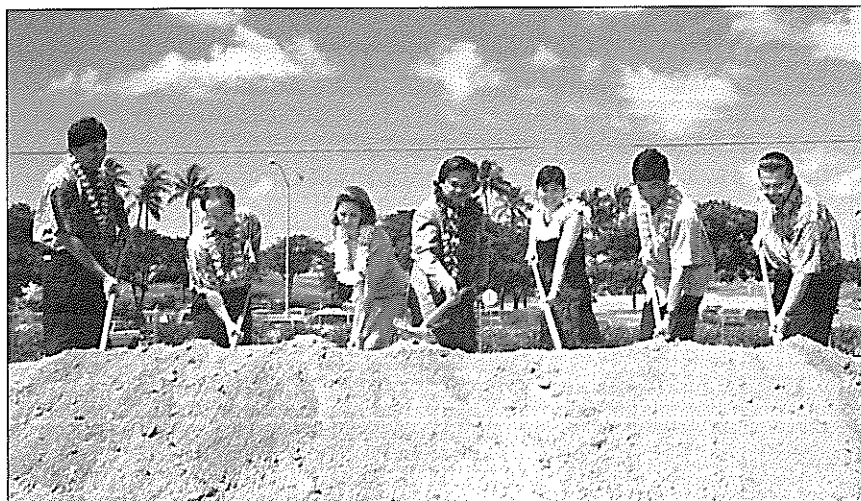
Kakaako Connection

Vol. 19, No. 2 Sept. 1997

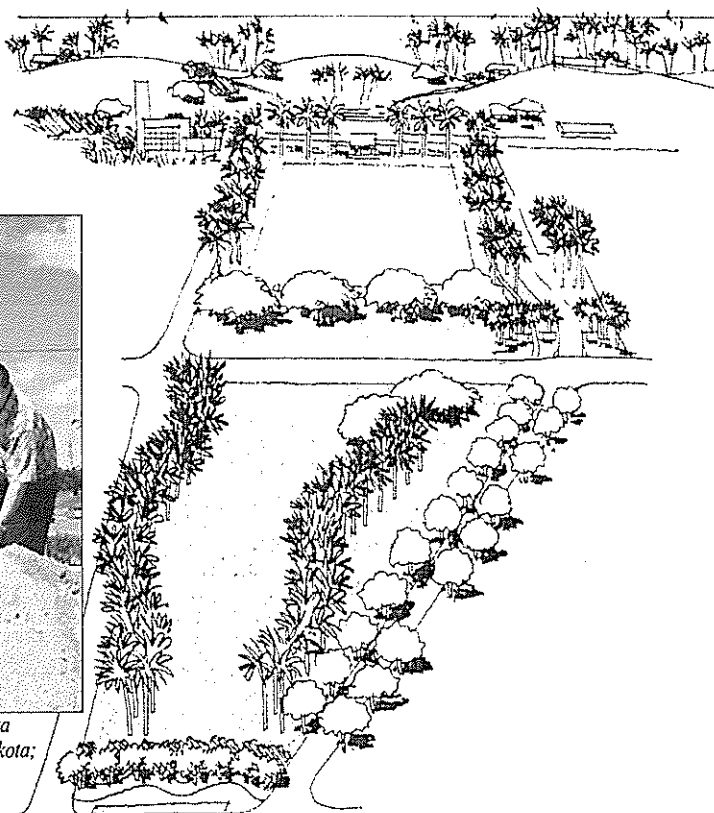
A Publication of the
HAWAII COMMUNITY
DEVELOPMENT AUTHORITY



GROUNDBREAKING CELEBRATES FUTURE NEW GATEWAY TO KAKA'AKO MAKAI



Groundbreaking lineup (left to right): David Hulihee, Royal Contracting; Mike Miyabara, Miyabara Associates; HCDA Chair Lynne Waters; Governor Ben Cayetano; HCDA Executive Director Jan Yokota; Conrad Shiroma, Calvin Kim & Associates; and HCDA Project Engineer Larry Leopardi.



Heralding a "milestone" new development for Kakaako, Governor Ben Cayetano and other government officials on July 24 broke ground for the Kakaako Makai Gateway project. This major public works project will create an attractive six-acre park and serve as a visible "gateway" to the Kakaako Waterfront Park. Construction has begun on Kakaako Makai Gateway and completion is scheduled for the first quarter of 1998.

Governor Cayetano told the groundbreaking ceremony audience that the Makai Gateway is a very important component of the State's plans to transform Kakaako's Makai Area and waterfront into a world-class center of activities that will be enjoyed by Hawaii's families and visitors. "The Makai Gateway will truly increase and enhance the visibility of what's here in Kakaako and it marks the beginning of the true development of Kakaako. The goal is to make Kakaako a place that is people-oriented; a place where families can come and enjoy themselves," Governor Cayetano said. "In urban Honolulu, park space and open space is rather limited. Many families who make urban Honolulu their home must travel many miles to go out to enjoy themselves and to find some peace and quiet. Once Kakaako is fully developed, it will provide some

relief for those families. It will be a place where they can enjoy themselves and experience some rest and recreation as well as the amenities that will be here—the Children's Discovery Center, a children's theater, possibly an aquarium and other kinds of facilities."

When construction on the Kakaako Makai Gateway is completed, a dramatic view corridor will be formed from Ala Moana Boulevard to the waterfront. Large landscaped lawns and play fields will provide space for recreation and social activities, and offer many other exciting possibilities that will contribute to the active and attractive people-oriented place planned for Kakaako's Makai Area. The \$6.7 million Gateway project will substantially enhance the roadway and utility systems on Cooke Street, between Ala Moana Boulevard and Ilalo Street, and provide direct access into the Kakaako Waterfront Park. When the project is completed, Cooke Street will feature new tree-lined and lighted sidewalks. The Makai Gateway includes a two-acre passive park now being developed on the block bounded by Ala Moana Boulevard, Cooke, Ilalo and Ohe Streets and a four-acre playing field with a comfort station on the block immediately Makai of Ilalo Street and Ewa of Ohe Street.

**Inside
Connection...**

■ Restaurant/open-air market project
planned for pump station site
... Page 3

■ A Kakaako business provides essential
home health care services
... Page 3

Kakaako NEWS Briefs

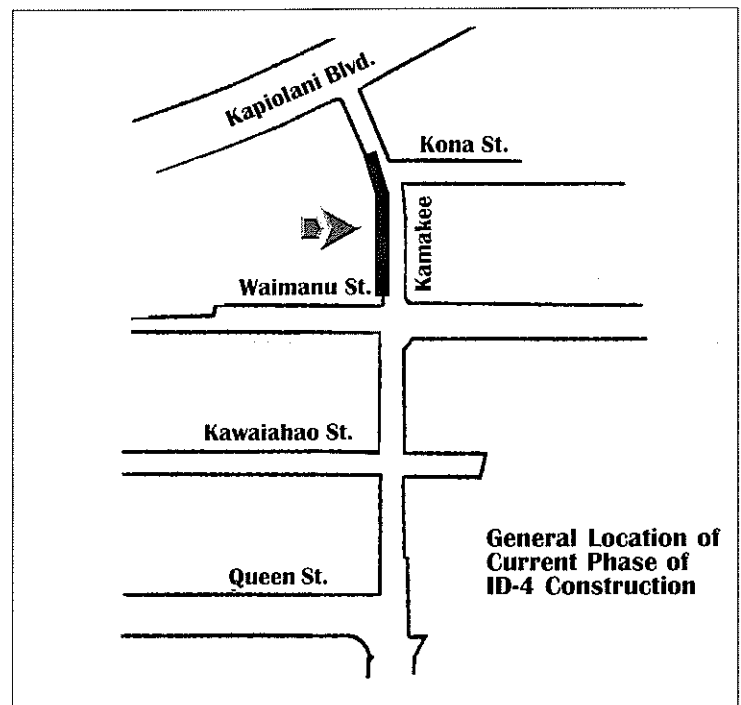
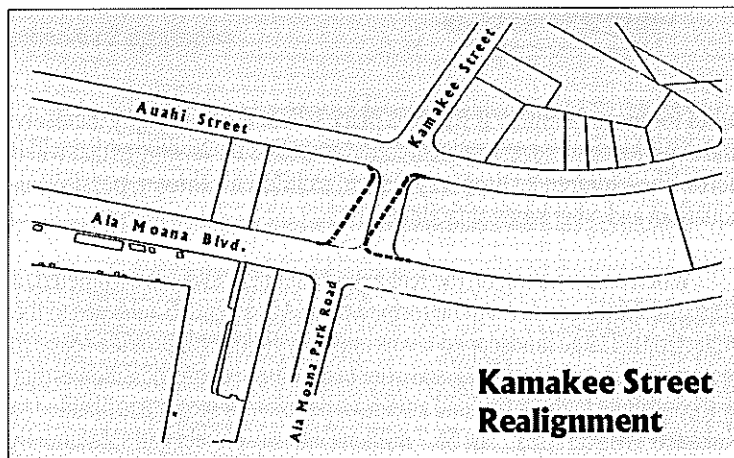


IMPROVEMENT DISTRICT 4 UPDATE

The final phase of Improvement District 4 construction is continuing on the Ewa side of Kamakee Street, between Waimanu and Kona Streets. The work in this phase involves the installation of an underground electrical manhole and conduits, and sidewalks, curbs and gutters. The HCDA expects to substantially complete construction work on the last phase of ID-4 in September 1997.

KAMAKEE STREET REALIGNMENT

The Authority on August 6 approved the proposed plans to realign Kamakee Street between Auahi Street and Ala Moana Boulevard. The realignment will create a four-way signalized intersection at Ala Moana Boulevard and Ala Moana Park Road, and it will allow left turns from Ala Moana Boulevard onto Mauka-bound Kamakee Street. The realignment will also facilitate traffic circulation in Kakaako and create a direct link between Ala Moana Beach Park and the Kakaako District. At a recent public hearing on the proposed realignment of Kamakee Street, the Authority received written testimony supporting the realignment. The HCDA is proceeding with design of the Kamakee Street realignment and improvements.



development of a complex incorporating affordable housing, a state-of-the-art elementary school and a community park on the 6.8-acre site bounded by Halekauwila, Cooke, Pohukaina and Keawe Streets. Recognizing the needs for affordable rental housing and a new elementary school in Kakaako, the HCDA has determined that a mixed-use development incorporating these activities, along with improvements to the adjacent Mother Waldron Park, could yield many public benefits.

NEW HCDA VICE CHAIR ELECTED

HCDA Member Lori Ann Lum has been elected to serve as Vice Chair for the 11-member HCDA board for the current fiscal year. The election was held due to the resignation of HCDA member and Vice Chair Brian Minaai.

MIXED USE PROJECT AT FORMER POHUKAINA SCHOOL SITE

The Authority will conduct a study to analyze the feasibility of developing a mixed-use, "town center" complex on the site of the former Pohukaina School in Kakaako. Specifically, the study will look at the

SKILLED NURSING FACILITIES RULES

Copies of the recently adopted Mauka Area Rules pertaining to community services (including skilled nursing and assisted living facilities) are available for purchase for \$3 at the HCDA office planning counter. The amendments can also be accessed at no cost from the HCDA web page at <http://www.hawaii.gov/hcda>.

HCDA APPROVES PROPOSAL FOR RESTAURANT/OPEN-AIR MARKET ON FORMER PUMP STATION SITE



A developer has proposed to transform the former Ala Moana Sewage Pump Station into a complex incorporating a restaurant, microbrewery and open-air market. The Hawaii Community Development Authority (HCDA) recently selected The Weiser Companies, Inc.'s development scenario for the property after considering three plans that were submitted in response to the HCDA request for proposals.

The Weiser Companies, Inc. project concept calls for the historic pump

station building at Ala Moana and Keawe Street to be renovated as a 8,000 square foot "Best of Hawaii" restaurant featuring a bakery, deli, wine cellar and a microbrewery. The developer plans to lease the space to chef Jean-Marie Josselin, owner of A Pacific Café. A 3,000 square foot open-air market will offer fresh produce, plants and local crafts. The Weiser Companies, Inc. plans to start construction on the \$2 million project in April 1998 and complete it by late 1998.

Continued on Page 4

Kakaako NEIGHBORS

Features on businesses located in Improvement District 4 (ID-4) project area.

HEALTH RESOURCES PROVIDES OPTIONS FOR QUALITY HOME CARE

For nearly 35 years, Registered Nurse Pamela F. West has enjoyed the personal and professional satisfaction of providing critical care nursing services to the sick and needy. As administrator of Health Resources—a private agency rendering quality home health care services—West works closely with her dedicated professional staff to deliver a cost effective alternative to hospitalization and nursing home placement by allowing patients to reside in the comfort of their own home. Located at 1065 Waimanu Street in Kakaako, Health Resources, for the past 10 years, has served a wide range of patients on Oahu ranging in age from nine to 100 years old.

"Our goal is to provide maximum physical comfort, quality of life and extend independent living for all of our clients," West explains. "We believe in working closely with our clients, their families and personal physicians to maintain people in their homes and to do what is best for the patient."

Some of the services offered by Health Resources include: intravenous (IV) therapy (fluid replacement, medication, chemotherapy, and care and maintenance of long term IV therapy); high tech procedures such as home ventilators, respiratory treatments, complicated wound care,



tube feedings, catheter and tracheostomy care); and physical assessments to plan for, implement and evaluate the required health care. Health Resources professionals also support their clients with physical therapy, simple and complex wound care and the monitoring of vital signs. The agency can assist patients with daily living activities (such as dressing, grooming, meal preparation, light housekeeping and shopping), companionship and escorts to the doctor's office and to social and recreational outings. The agency's staff is composed of Registered and Licensed Practical Nurses, Certified Nurses Aides and housekeeper-companion aides. Arrangement can be made

Continued on Page 4



HEALTH RESOURCES

(Continued from Page 3)

for 24 hour service, and increments of four hours, two hours or hourly visits, according to what is appropriate for the patient's health care needs.

According to West, the demand for home care is increasing "mainly because hospitals are downsizing and trying to send patients home faster and earlier. Today we are treating ventilator patients at home and IV therapies are being done in the home a whole lot more than we were doing in the past." West points out the relevance of home care to a patient's recovery: "It's been proven that rehabilitation in the home setting helps a person get well a whole lot faster. That's because the home is a less stressful environment. Hospitals have a tendency to be very stressful. You don't have familiar things around you and the elderly especially have the tendency to become extremely confused and disoriented if they are in a facility for any length of time. With one-to-one care in their homes, and the support, care and presence of family members, people tend to recover faster."

With a home care situation, families feel like they are able to participate more in the care of their children or parents, West states. "In the home setting, family members don't have to make extra stops at other places.

They can come home and be comfortable and yet still be able to participate in the care of their loved one." Health Resources' Registered Nurses conduct a free consultation and evaluation for anyone considering home care services. They consider the patient's condition, the home setting and the people who are available to help with the care. If the patient is in the hospital waiting to be discharged, Health Resources can do the assessment in the hospital. After the assessment is completed, an individualized plan of treatment and care is prepared. The main objective is to assure the best possible treatment while allowing the patient to be in the mainstream of home life and to make the setup least disruptive to the family.

Say West, "To our agency, the flexibility to work with and around the patient's and family's needs is very important. You may find some agencies that tell you when they are going to be there. We try to be there when the family and patient want us. Most of the time, you have to have a lot of coordination, with a lot of people working together. In reality, that's a real challenge. But it's worth it when you can help patients either stay at home or to get them better so they can go out on their own."



PUMP STATION SITE'S RESTAURANT/OPEN MARKET PROJECT

(Continued from Page 3)

The former Ala Moana Sewage Pump Station site currently contains three historic structures built in 1900 and 1938. The station was Honolulu's first waste disposal facility. The historic buildings were placed on the National Register of Historic Places in 1978 because of their historic and architectural significance.

In assessing the three proposed development concepts, the HCDA staff considered the developers' experience and approach to the project, along with the public benefits to be provided by each proposal. The developers' financial capacities and financing plans were also evaluated.

"For a long time, the State has been seeking a viable redevelopment plan for the pump station site," states HCDA Executive Director Jan Yokota. "The Weiser Companies' concept envisions the buildings to be revitalized and unified into a public activity area. The project will create cultural opportunities, as well as new jobs, tax revenues and other economic benefits. The Weiser Companies' proposal should attract and generate activity, promote pedestrian interaction and enliven this important area of the Kakaako Makai Area." The HCDA will be negotiating the final leasing agreement with The Weiser Companies, Inc. over the next few months.

THE KAKAOKO CONNECTION

is a publication produced by the
**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**

Benjamin J. Cayetano
Governor

Lynne Waters
Chair

Members

Earl Anzai
Sam Callejo
Kazu Hayashida
Michael K. Kawaharada
Lori Ann Lum
Gary Mijo
Brian Minaai
G.A. "Red" Morris
Seiji Naya
James K. Tsugawa

Jan S. Yokota
Executive Director



**HAWAII COMMUNITY
DEVELOPMENT AUTHORITY**
677 Ala Moana Blvd., Suite 1001
Honolulu, Hawaii 96813
Telephone: (808) 587-2870
Fax: (808) 599-2613
e mail: hcda@gte.net
<http://www.hawaii.gov/hcda>

BULK RATE
U.S. Postage
PAID
Honolulu, Hawaii
Permit No. 1223